

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

April 6, 2004

SUBJECT: Detailed Application
CPD2002-002AH for
Comprehensive
Planned Development
CPD1995-0002, King
Farm

Applicant: King Farm Associates,
LLC
8330 Boone Blvd.
Vienna, VA 22182

Owner: King Farm Associates,
LLC

Date Filed: February 2, 2004

Location: Intersection of Piccard
Drive and Royal
Crescent Road, generally
referred to as Phase III



REQUEST:

The applicant seeks detailed (final) approval for 17 multi-family condo units within one four-story building on approximately 0.8 acres of land in the vicinity of Piccard Drive and Royal Crescent Road. This area is generally referred to as Phase III.

PREVIOUS RELATED ACTIONS:

- CPD95-0002, Concept Plan Application for Comprehensive Planned Development approved by Mayor and Council, July 8, 1996.
- CPD96-002A through CPD2000-002AG, Detailed Plan Applications for Comprehensive Planned Development for Phase I, II and III of the King Farm development. The Planning Commission approved all of the applications.

RELEVANT ISSUES

In reviewing the application, the following issues emerged and have been addressed:

- That the location of these residential units within an area the Concept Plan identified as office is not a substantial deviation from the approved Concept Plan.
- The monumental entrance that was shown on previously approved detailed application CPD2002-002AE is constructed as part of this application.

ANALYSIS

Background

In July of 1996, the Mayor and Council approved Concept Plan Application CPD95-0002, thereby authorizing development of the 430-acre King Farm as a major mixed-use development containing up to 3.2 million square feet of office space, 3,200 housing units and 125,000 square feet of neighborhood retail space. The tract is in the O-3, Restricted Office Zone, where a Comprehensive Planned Development is a voluntary optional method of development.

Property Description and Proposal

The subject property is located on approximately 0.8 acres of land on the southwest corner of the intersection of Piccard Drive and Royal Crescent Road. This phase III development area is adjacent to the recently approved Stanley Martin detailed application area that consisted of 105 residential units in the form of 27 single-family detached houses and 78 townhouses. These units, as well as the accompanying Pond 5 stormwater facility, are all under construction.

This proposal is in an area that the Concept Plan for King Farm identified as a potential office development area. The Concept Plan, however, states that the developers may, at their option, place 300 residential units within designated office “pods.” This is the first proposal by King Farm to place residential units within an office area. Staff finds that the Concept Plan permits the flexibility to allow the evaluation of this proposal.

It should be noted that an amendment to CPD2000-0002Y, reduced the number of approved units for King Farm, and created the ability to apply for the 17 units associated with this application. That application eliminated three condo buildings (39 dwelling units) and replaced them with 17 townhouse units, within three blocks. The application resulted in a net reduction of 22 dwelling units. After this application, 3,195 residential units will have been approved. There will be five residential units remaining at King Farm for development to reach the Concept Plan maximum of 3,200 dwelling units.

STAFF RECOMMENDATION

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan and landscape plan, revised according to Planning Commission Exhibit A.

2. Submission, for approval by the Department of Public Works (DPW), of any necessary detailed plans, studies or computations.
3. Post bonds and obtain permits from DPW.
4. Submit detailed engineering plans and computations for sediment control, stormwater management and public improvements for review and approval by DPW.
5. Applicant shall comply with approved stormwater management concept.
6. Any utility connections in Piccard will require mill and overlay if final surface has been completed.
7. Upgrade access road to final typical section (monumental entrance with median) beyond the site entrance (Royal Crescent Road), with curb and gutter and sidewalk, for a distance of 25 feet. The monumental entrance will have a median, as indicated on detailed application signature sets for CPD2004-002AE
8. Applicant shall be responsible for the payment of \$7,650.00 for the Publicly Accessible Art in Private Development requirement. Applicant, through the process outlined within the Public Art in Private Development guidelines, may propose art for the project in lieu of payment.

TRANSPORTATION

Parking, Pedestrian Access, Bicycle Paths and Transit

There will be sidewalks adjacent to all road frontages associated with this application. The current King Farm shuttle will also be utilized in this area to accommodate the residential units.

MODERATELY PRICED DWELLING UNITS (MPDUs)

There are no MPDUs associated with this application. The Concept Plan established the number of MPDUs for King Farm. The total number of MPDUs for the King Farm, 350, was attained by the approval of CPD2002-002AE, precluding the addition of MPDUs within this application.

STORMWATER MANAGEMENT

The Stormwater Management Concept Plan has been being reviewed by the Department of Public Works. Water quality and quantity will be handled through the use of various SWM facilities at King Farm, including Pond 5 (which is adjacent to this site) and Irvington Pond.

LANDSCAPING

Forest/Tree Preservation

A landscape plan for this development has been submitted and is under review per the requirements of condition number one (1) noted above.

Equipment Screening

All electrical transformers are required by the City of Rockville to be placed underground. Any equipment that the Applicant proposes to place above ground must be approved in accordance with the submission and approval of a waiver of the city's underground utility requirements. This waiver must be approved by the City of Rockville Planning Commission.

PUBLICLY ACCESSIBLE ART IN PRIVATE DEVELOPMENT

The applicant, based on the number of units, is responsible for a \$7,650.00 payment for this requirement. Art may be provided on the site in accordance with the Publicly Accessible Art in Private Development guidelines established by the City.

STAFF COMMENTS

This application is consistent with the approved Concept Plan, and staff recommends approval subject to the conditions listed earlier. Staff feels that this building will relate nicely to the streetscape in this area, which mainly consists of single-family detached and attached housing.

NOTIFICATION

Notices were sent to approximately 2,000 residences and businesses.

APPROVAL LIMITATIONS

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.** If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

CONCLUSION

It is Staff's opinion that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of King Farm. As a result, staff recommends approval of Detailed Application CPD2004-002AH.

Attachments